

## Section 2-200 AR-2 Agricultural Rural-2

**2-201 Purpose and Intent.** The purpose and intent of the AR-2 district is to:

- (A) Support the ~~primary~~ use of land for rural economy uses consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry.
- (B) Allow residential uses ~~secondarily in a form and context that is at densities~~ consistent with the general open and rural character of the rural economy uses, and consistent with the land use patterns in the district, which are marked by ~~very~~ low density and large parcels relative to the other portions of the County.
- (C) Allow for a broad range of rural economy uses, including ~~traditional and new agricultural uses (agriculture, horticulture and animal husbandry),~~ agriculture support and basic services directly associated with on-going agricultural activities, and ~~other low impact non-rural~~ uses that can be developed in ways that are consistent with the rural character of the AR-2 District rural economy uses through mitigation or other standards.
- (D) Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to ~~traditional and new~~ agricultural uses, conference and training center uses, and rural activity and special event uses for tourists ~~related to the traditional and new agricultural uses.~~
- (E) Promote consistency between ~~Ensure that~~ residential development and is ~~consistent with the open character of the~~ rural economy uses through ~~lowerby requiring either very low density residential development or the clustering of residential development in ways that are harmonious with rural economy uses and that preserve the general rural character of the~~ district.
- (F) ~~Ensure that development is designed and located in ways that are consistent with conservation design principles and protects and maintains primary conservation areas in ways that are consistent with the development of rural economy uses and the general rural character of the district.~~
- (G)(F) Ensure that the rural economy uses are compatible with any existing permitted residential development.

ZORC 9/7/05

**2-202 Use Regulations.** Table 2-202 summarizes the principal use regulations of the AR-2 district.

(A) **Organization of Use Table.** Table 2-202 organizes the uses in the AR-2 district by Use Classifications, Use Categories and Use Types.

(1) **Use Classifications.** The Use Classifications are: agricultural uses; residential uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications ~~provide a systematic basis for assigning present and future land~~ uses into broad general classifications (e.g., agricultural uses and residential uses). The Use Classifications then organize land uses and activities into general "Use Categories" and specific "Use Types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

(2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are ~~then~~ divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-202 are defined in Article VIII (Definitions).

(C) **Permitted and Special Exception Uses.** A "P" in the column identified "AR-2" indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the AR-2 district, subject to compliance with ~~all~~ applicable standards and regulations in this Ordinance and ~~all~~ other County ordinances. An "S" indicates that a Use Type is allowed in the AR-2 district as a special exception in accordance with the procedures and standards of Section 6-1300. An "M" indicates that a Use Type is allowed in the AR-2 district as a minor special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under

certain conditions or allowed as a special exception or minor special exception under other conditions. In those instances, it is identified as "P/S" or "P/M," as appropriate.

- (D) **Reference to General Use Category.** References to "General Use Category" under the Use Type column mean all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-202 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the "Additional Regulations for Specific Uses" in Section 5-600.

| TABLE 2-202:<br>AR-2 AGRICULTURAL/RURAL 2 DISTRICT USE TABLE<br>P PERMITTED S SPECIAL EXCEPTION M MINOR SPECIAL EXCEPTION             |   |                  |   |
|---|---|------------------|---|
| USE CATEGORY  | USE TYPE  | AR 2<br>DISTRICT | ADDITIONAL REGULATIONS FOR<br>SPECIFIC USES |
| <b>AGRICULTURAL USES</b>  |   |                  |   |
| <b>Agriculture</b>  | General Use Category                              | P                | Section 5-626                               |
| <b>Horticulture</b>   | General Use Category                              | P                | Section 5-626                               |
| <b>Animal Husbandry</b>   | General Use Category                              | P                | Section 5-626                               |
| <b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site</b> | Agricultural processing                           | P                | Section 5-627                               |
|   | Agri-education                                    | P                | Section 5-627                               |
|   | Animal care business                              | P                | Section 5-627                               |
|   | Agritainment                                      | P                | Section 5-627                               |
|   | Commercial winery with 20,000 square feet or less | P                | Section 5-625                               |
|   | Commercial winery, over 20,000 square feet        | S                | Section 5-625                               |
|   | Custom operators                                  | P                | Section 5-627                               |

TABLE 2-202:  
 AR-2 AGRICULTURAL/RURAL 2 DISTRICT USE TABLE  
 P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

| USE CATEGORY  | USE TYPE  | AR-2 DISTRICT | ADDITIONAL REGULATIONS FOR SPECIFIC USES |
|---|---|---------------|--|
|   | Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your-own) | P             | Section 5-627                            |
|   | Equestrian facilities   | P             | <del>Section 5-627</del>                 |
|   | Farm based tourism  | P             | Section 5-628                            |
|   | Farm co-ops   | P             | Section 5-627                            |
|   | Farm machinery repair   | P             | Section 5-627                            |
|   | Farm markets  | P             | Section 5-603                            |
|   | Feedlot (for on-going, on-site animal husbandry activities)   | P             | Section 5-627                            |
|   | Nursery, commercial   | S             | Section 5-605                            |
|   | Nursery, production   | P             | Section 5-605                            |
|   | Pet farms   | P             | Section 5-627                            |
|   | Restaurant  | P             | Section 5-627                            |
|   | Sawmill   | S             | Section 5-629                            |
|   | Stables   | P             | <del>Section 5-627</del>                 |
|   | Veterinary services   | P             |  |
|   | Virginia Farm Winery  | P             |  |
|   | Wayside stand   | P             | Section 5-604                            |
|   | Wetlands mitigation bank  | P             | Section 5-627                            |
| <b>Agriculture Support and Services <u>Not Directly</u> Associated with On-Site</b> | Agricultural research facility  | P             | Section 5-644                            |
|   | Animal care businesses  | P             | Section 5-630                            |
|   | Central farm distribution hub for agricultural products   | P             | Section 5-630                            |

TABLE 2-202:  
AR-2 AGRICULTURAL/RURAL 2 DISTRICT USE TABLE  
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

| USE CATEGORY                 | USE TYPE  | AR 2 DISTRICT | ADDITIONAL REGULATIONS FOR SPECIFIC USES                          |
|------------------------------|---|---------------|---|
| <b>Agricultural Activity</b> | Commercial winery, with 20,000 square feet or less  | P             | Section 5-625   |
|                              | Commercial winery, over 20,000 square feet  | S             | Section 5-625   |
|                              | Equestrian facility   | P             | <del>Section 5-630</del>  |
|                              | Equestrian facility, on lots of less than 50 acres or without frontage on state maintained road                     | M             | <del>Section 5-630</del>  |
|                              | Farm machinery repair   | P             | Section 5-630   |
|                              | Farm machinery sales, rental and service  | P             | Section 5-615   |
|                              | Mill feed and farm supply center  | P             | Section 5-630   |
|                              | Nursery, commercial   | S             | Section 5-605   |
|                              | Stable, neighborhood, on lots of 25 acres or more, <u>and with</u> <del>or</del> -frontage on state maintained road | P             | <del>Section 5-630</del>  |
|                              | Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road                    | M             | <del>Section 5-630</del>  |
|                              | Stable, private   | P             | <del>Section 5-630</del>  |
| <b>Animal Services</b>       | Animal hospital   | P             | Section 5-631   |
|                              | Kennel  | M             | Section 5-606   |
|                              | Kennel, Indoor  | P             | Section 5-606   |
| <b>Household Living</b>      | Accessory dwelling (accessory to single family detached dwelling)   | P             | Section 5-613   |
|                              | Caretaker's residence (accessory to single family detached dwelling)  | P             |   |
|                              | Dwelling, single-family detached, including manufactured housing  | P             | May use AR District Cluster Option. See Sections 2-204 and 5-703. |

TABLE 2-202:  
 AR 2 AGRICULTURAL RURAL 2 DISTRICT USE TABLE  
 P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

| USE CATEGORY                              | USE TYPE  | AR 2 DISTRICT | ADDITIONAL REGULATIONS FOR SPECIFIC USES |
|---|---|---------------|--|
|   | Guest house (accessory to single family detached dwelling)            | P             | Section 5-612                            |
|   | Home occupation (accessory to single family detached dwelling)        | P             | Section 5-400                            |
|   | Portable Dwelling/Trailer Construction                                | P             |  |
| <b>Group Living</b>                       | Co-housing  | P             |  |
|   | Convent or monastery  | P/S           | Section 5-656                            |
|   | Dormitory, seasonal labor   | M             | Section 5-632                            |
|   | Rooming house   | P             |  |
|   | Tenant dwelling   | P             | Section 5-602                            |
|   | Tenant dwelling, seasonal labor                                       | P             | Section 5-602(C)                         |
| <b>PUBLIC AND INSTITUTIONAL USES</b>      |   |               |  |
| <b>Aviation</b>                           | Airport/landing strip   | S             | Section 5-633                            |
| <b>Day Care Facilities</b>                | Child care home   | P             | Section 5-609(A)                         |
|   | Child or adult day care center  | S             | Section 5-609(B)                         |
| <b>Cultural and Government Facilities</b> | Agricultural cultural center  | S             | Section 5-634                            |
|   | Fairground  | S             | Section 5-635                            |
|   | Structures or uses for local government purposes not otherwise listed | S             |  |
| <b>Education</b>                          | School (elementary, middle, or high)                                  | S             |  |
|   | Vocational school   | S             |  |
| <b>Park and Open Space</b>                | Arboretum   | P             | Section 5-636                            |
|   | Botanical garden or nature study area                                 | P             | Section 5-636                            |

TABLE 2-202:  
AR-2 AGRICULTURAL/RURAL 2 DISTRICT USE TABLE  
P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION

| USE CATEGORY              | USE TYPE   | AR-2 DISTRICT | ADDITIONAL REGULATIONS FOR SPECIFIC USES  |
|---------------------------|--|---------------|---|
|                           | Cemetery   | S             | Section 5-637   |
|                           | Mausoleum  | S             | Section 5-637   |
|                           | Crematorium  | S             | Section 5-637   |
|                           | Community, neighborhood, or regional park, passive recreational uses   | P             |   |
|                           | Community, neighborhood, or regional park, active recreational uses  | S             |   |
| <b>Public Safety</b>      | Fire and/or rescue station   | P             | Section 5-638   |
|                           | Police station or substation   | P             | Section 5-638   |
| <b>Religious Assembly</b> | Church, synagogue, temple or mosque, with seating capacity of 300 or less seats in sanctuary or main activity area   | P             | Section 5-639   |
|                           | Church, synagogue, temple or mosque, with seating capacity of more than 300 in sanctuary or main activity area, or accessory schools, day care centers with more than 50 children, recreational facilities | S             | Section 5-639   |
| <b>Utility</b>            | General Use Category   | P             | Recycling drop-off collection center, public: Section 5-607<br>Utility substation, transmission: Section 5-616(A)<br>Utility substation, distribution: Section 5-616(B) |
|                           | Sewage Treatment Plant   | S             | Section 5-621   |
|                           | Sewer Pumping Station  | P             | Section 5-621   |
|                           | Water Storage Tank   | S             | Section 5-621   |
|                           | Water Treatment Plant  | S             | Section 5-621   |

TABLE 2-202:  
 AR 2 AGRICULTURAL/RURAL 2 DISTRICT USE TABLE  
 P PERMITTED S SPECIAL EXCEPTION M MINOR SPECIAL EXCEPTION

| USE CATEGORY                           | USE TYPE   | AR 2 DISTRICT | ADDITIONAL REGULATIONS FOR SPECIFIC USES |
|--|--|---------------|--|
|  | Water Pumping Station  | P             | Section 5-621                            |
|  | Utility transmission lines, overhead (excluding connections of lines from public utility transmission lines to individual development sites) | S             | Unless excepted by Section 1-103(D)      |
| <b>COMMERCIAL USES</b>                 |  |               |  |
| <b>Conference and Training Centers</b> | Conference and training centers  | M             | Section 5-640                            |
|  | Rural—agricultural corporate retreat   | P             | Section 5-619                            |
|  | Rural Resort   | P             | Section 5-601(D)                         |
|  | Rural Retreat  | P             | Section 5-601(D)                         |
| <b>Food and Beverage</b>               | Teahouse; coffeehouse  | P             | Section 5-641                            |
|  | Banquet facility   | M             | Section 5-642                            |
|  | Restaurant   | M             | Section 5-643                            |
| <b>Office</b>                          | Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district                    | M             | Section 5-644                            |
| <b>Recreation and Entertainment</b>    | Camp, day and boarding, with 30 or fewer campers   | P             | Section 5-645                            |
|  | Camp, day and boarding, with more than 30 campers  | M             | Section 5-645                            |
|  | Campground   | M             | Section 5-646                            |
|  | Cross country ski business   | P             | Section 5-647                            |
|  | Eco-tourism  | P             | Section 5-647                            |
|  | Golf course  | S             | Section 5-648                            |
|  | Outdoor amphitheater   | S             | Section 5-649                            |



TABLE 2-202:  
 AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE  
 P PERMITTED S SPECIAL EXCEPTION M MINOR SPECIAL EXCEPTION

| USE CATEGORY                                  |  | USE TYPE   | AR-2<br>DISTRICT | ADDITIONAL REGULATIONS FOR<br>SPECIFIC USES  |
|---|--|--|------------------|--|
|   |  | Rural recreational establishment, outdoor  | P                |  |
| <b>Retail Sales and Service</b>               |  | Antique shop   | P                | Section 5-650  |
|   |  | Art gallery or art studio  | P                | Section 5-650  |
|   |  | Auction house  | S                | Section 5-651  |
|   |  | Craft shop   | S                | Section 5-650  |
|   |  | Small business   | P/M              | Section 5-614  |
| <b>Visitor Accommodation</b>                  |  | Bed and breakfast, home stay   | P/M              | Section 5-601(A)   |
|   |  | Bed and breakfast inn  | P/M              | Section 5-601(B)   |
|   |  | Country inn  | M                | Section 5-601(C)   |
|   |  | Guest farm or ranch leasing up to 20 guest rooms   | P                |  |
| <b>INDUSTRIAL USES</b>                        |  |  |                  |  |
| <b>Telecommunication Use and/or Structure</b> |  | Radio and/or television tower  | S                | Section 5-618  |
|   |  | Telecommunications antenna   | P                | Section 5-618(A)   |
|   |  | Telecommunications monopole  | P                | Section 5-618(B)(1)  |
|   |  | Telecommunications monopole  | S                | Section 5-618(B)(2)  |
|   |  | Telecommunications transmission tower  | S                | Section 5-618(C)(2)  |
| <b>Waste-Related Uses</b>                     |  | <del>Yard waste and/or</del><br><del>*Vegetative Wwaste</del><br><del>Managementcompost Facility</del> | <del>SM</del>    | <del>(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)</del> |
|   |  | Yard waste composting facility   | S                | (Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)            |
|   |  | Stockpiling of dirt  | S                | Section 5-657  |

**2-203 Lot and Building Requirements.** Table 2-203 identifies the lot and building requirements that apply to all development in the AR-2 district, except where (i) a different standard is provided in Sections 2-205 and 5-703 for land developed under the AR-2 Cluster Option pursuant to Section 2-204 and Section 5-703, or (ii) unless the performance standards in Section 5-600 (Additional Regulations for Specific Uses) specify different requirements for a particular use.

| TABLE 2-203<br>MINIMUM AND BUILDING REQUIREMENTS<br>(EXCEPT DEVELOPMENT UNDER AR DISTRICT CLUSTER OPTION) |   |
|---|---|
| <b>Minimum Lot Size</b>   | 50 acres; Two (2) acre minimum for spinoff subdivision lots.  |
| <b>Minimum Lot Width</b>  | 200 feet on paved roads; 50 feet on unpaved roads   |
| <b>Minimum Yards</b>  | No building shall be located within 25 feet of any property line nor within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.   |
| <b>Maximum Lot Coverage</b>   | 8% maximum, based on gross acreage  |
| <b>Maximum Building Height</b>  | 35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.  |
| <b>Lot Access</b>   | <p>Access to individual lot provided by privately owned and maintained travelway which shall either be:</p> <ul style="list-style-type: none"> <li>○ A private access easement that complies with the requirements of Chapter 4: Transportation of the Facilities Standards Manual; or</li> <li>○ A private lane that: <ul style="list-style-type: none"> <li>■ Is within a 24' private easement;</li> <li>■ Is at least 12' in width;</li> <li>■ If paved, is 2" over a 4" base;</li> <li>■ If gravel is 6"; and</li> <li>■ Has a maximum grade of 10% with a minimum 30' centerline curve radius.</li> </ul> </li> <li>○ Private access easement or private lane may serve as frontage in-lieu of public road frontage up to 25 lots.</li> </ul> <p>Plat of division shall contain a note and provide for maintenance of private access easement or private lane.</p> |

**2-204 Landowner Subdivision Options.** The AR-2 Zoning District is intended to provide landowners with simple and flexible options of subdivision at lower densities of development. Landowners may choose the following subdivision options.

(A) **Simple Subdivision:** A simple subdivision is a division of land in which all of the resulting parcels are at or in excess of the forty (40) acre minimum lot size of the AR-2 District. Thus, the minimum parcel size of

land for a simple subdivision is eighty (80) acres. Lots created under the Simple Subdivision process have the following characteristics:

- (1) Lots created by simple subdivision may be further subdivided under either spinoff subdivision or cluster subdivision as provided below.
- (2) Homeowners association permitted but not required.
- (3) No open space easement on either the Parent Tract or any spinoff lot is required, and no minimum open space requirements must be met, for a simple subdivision.
- (4) The requirements of Table 2-203 apply to all lots created by a simple subdivision.

(B) Spinoff Subdivision: A spinoff subdivision is a division of land in which a parcel of land is designated as the "Parent" tract for purposes of establishing a base density of development for such tract, from which lots can be subdivided at higher densities and with smaller minimum lot sizes than are available under a simple subdivision. The intent is to provide the landowner with flexibility to create one or more lots at a given time, at smaller lot sizes but at densities of one lot per twenty (20) acres of gross land area, provided that in no event shall the ultimate resulting size of the parent tract be less than thirty (30) acres. Thus, the minimum parcel size of land for a spinoff subdivision is forty (40) acres, because the density of the resulting parcels must be no less than twenty (20) acres per lot created. Lots created under the Spinoff Subdivision process have the following characteristics:

- (1) Lots created by spinoff subdivision may not be further subdivided, although boundary line adjustment between lots created by spinoff subdivision is permitted so long as no resulting lot is less than two (2) acres in size. The record plat and initial deed of conveyance after establishment of a spinoff subdivision shall contain a statement to this effect.
- (2) One or more additional lots may be created by a spinoff subdivision, at one time or in a series of subdivisions, up to the total base density derived from the Parent Tract.
- (3) Density utilized to create any spinoff subdivision lot shall be charged against the Parent Tract. The subdivision record plat for a spinoff subdivision shall contain a tabulation of density, showing at a minimum the density originally assigned to the Parent Tract, all prior subdivisions from the Parent Tract and the density charged against the Parent Tract at twenty (20) acres per lot created, and the

minimum lot size below which the Parent Tract cannot be subdivided.

- (4) The Parent Tract remains eligible for further simple subdivision, spinoff subdivision, or cluster subdivision, so long as the requirements for such subdivisions are met and the number of lots remaining available to the parent tract is not exceeded.
- (5) Homeowners Association ("HOA") is permitted but not required for a spinoff subdivision.
- (6) No open space easement on either the Parent Tract or any spinoff lot is required, and no minimum open space requirements must be met, for a spinoff subdivision.
- (7) Each lot created pursuant to a spinoff subdivision shall be served by on site well and septic. Communal water and sewer systems are not permitted in spinoff subdivisions.

2-205 AR-2 Cluster Option. At the option of the landowner, lands in the AR-2 district may be developed pursuant to the procedures and requirements of the AR District Cluster Option (Section 5-703).

~~2-204 AR-2 Cluster Option. At the option of the landowner, lands in the AR-2 district may be developed pursuant to the procedures and requirements of the AR District Cluster Option (Section 5-703).~~

**~~2-205 Utility Requirements.~~**

~~2-206 Water. Development shall be served either by individual wells or communal water supply systems. Individual wells or communal water supply systems may be located within the Rural Economy Conservation Lands consistent with the standards of Section 6-2005.~~

~~2-207 Wastewater. Development shall be served either by communal sewer systems or by septic systems. Communal sewer systems or septic systems may be located within the Rural Economy Conservation Lands consistent with the standards of Section 6-2005.~~